

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: Broadview - Blue Ridge - Shilshole / 39

Last Physical Inspection: 1996

Sales - Improved Analysis Summary:

Number of Sales: 254

Range of Sale Dates: 1/00 through 12/01

Sales - Improved Valuation Change Summary:						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$174,700	\$231,100	\$405,800	\$447,300	90.7%	14.26%
2002 Value	\$191,800	\$255,300	\$447,100	\$447,300	100.0%	14.26%
Change	+\$17,100	+\$24,200	+\$41,300		+9.3%	0.00%
%Change	+9.8%	+10.5%	+10.2%		+10.3%	0.00%

*COV is a measure of uniformity, the lower the number, the better the uniformity.

Sales used in Analysis: All sales of 1- 3 family residences on residential lots that appeared to be market sales were considered for this analysis. The sale summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2001 and parcels with a 2001 assessed improvements value of \$10,000 or less.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$190,100	\$235,800	\$425,900
2002 Value	\$208,700	\$260,600	\$469,300
%Change	+9.8%	+10.5%	+10.2%

Number of improved 1 to 3 family residences in the population: 3551.

The population summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2001 and parcels with a 2001 assessed improvements value of \$10,000 or less.

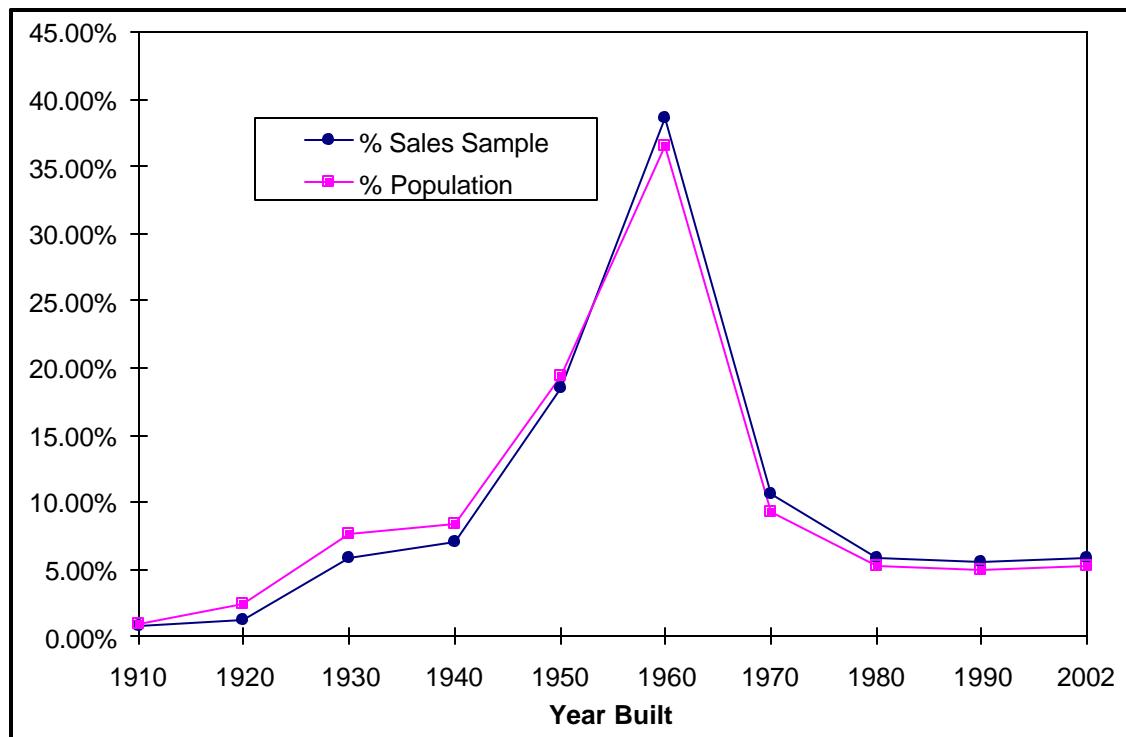
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. The analysis could not identify any characteristics that would indicate a model that would correct for the market increase in this area. It is likely that the previous year's adjustments corrected for any deficiencies in the characteristics considered in the analysis. The adjustments therefore are implemented only by an overall factor (10.3%) that brings the area up to the current market levels. There are no waterfront properties in this area.

The Annual Update values described in this report improve assessment levels and maintain uniformity and equity; we recommend posting them for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	2	0.79%
1920	3	1.18%
1930	15	5.91%
1940	18	7.09%
1950	47	18.50%
1960	98	38.58%
1970	27	10.63%
1980	15	5.91%
1990	14	5.51%
2002	15	5.91%
	254	

Population		
Year Built	Frequency	% Population
1910	35	0.99%
1920	84	2.37%
1930	271	7.63%
1940	300	8.45%
1950	688	19.37%
1960	1299	36.58%
1970	327	9.21%
1980	184	5.18%
1990	176	4.96%
2002	187	5.27%
	3551	

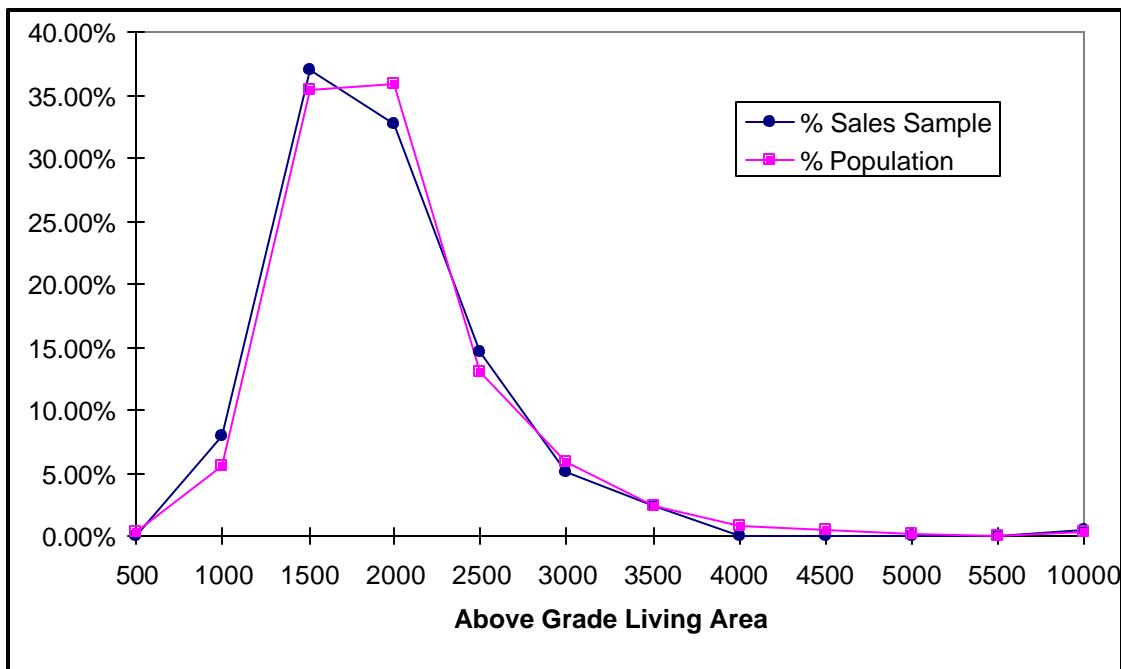


The sales sample frequency distribution follows the population distribution closely with regard to Year Built. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	20	7.87%
1500	94	37.01%
2000	83	32.68%
2500	37	14.57%
3000	13	5.12%
3500	6	2.36%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
10000	1	0.39%
		254

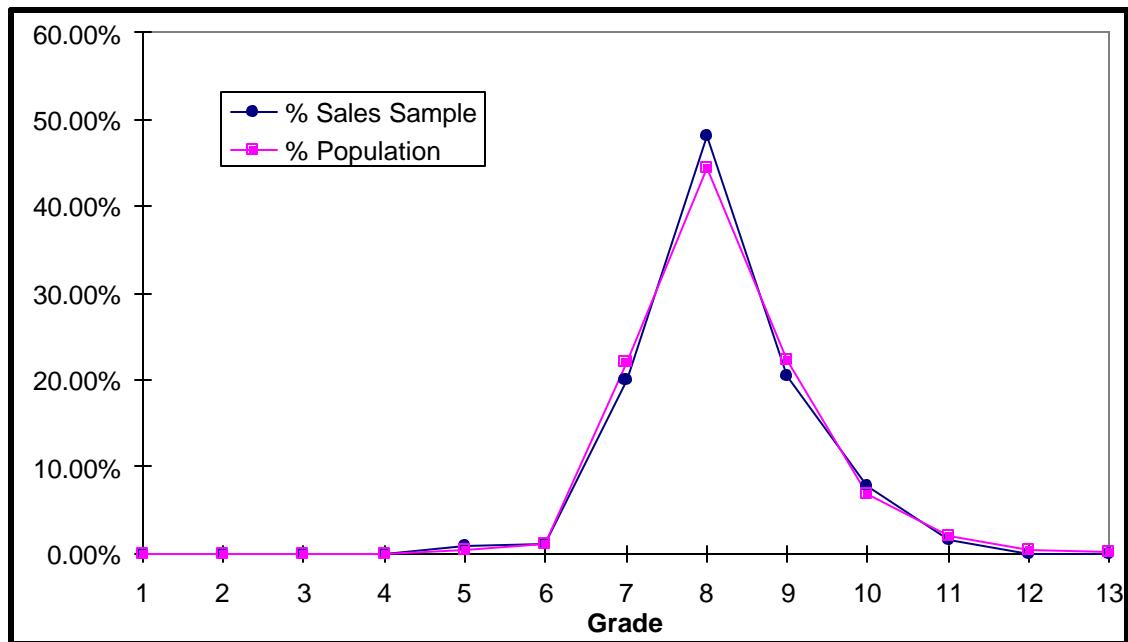
Population		
AGLA	Frequency	% Population
500	8	0.23%
1000	199	5.60%
1500	1257	35.40%
2000	1272	35.82%
2500	464	13.07%
3000	209	5.89%
3500	87	2.45%
4000	27	0.76%
4500	15	0.42%
5000	3	0.08%
5500	2	0.06%
10000	8	0.23%
		3551



The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

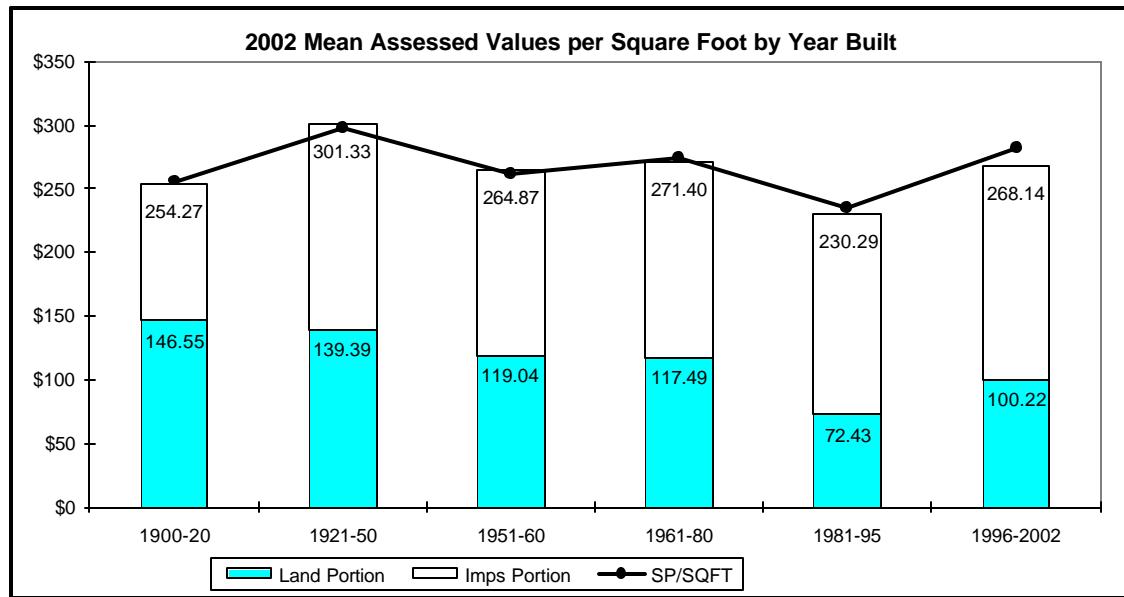
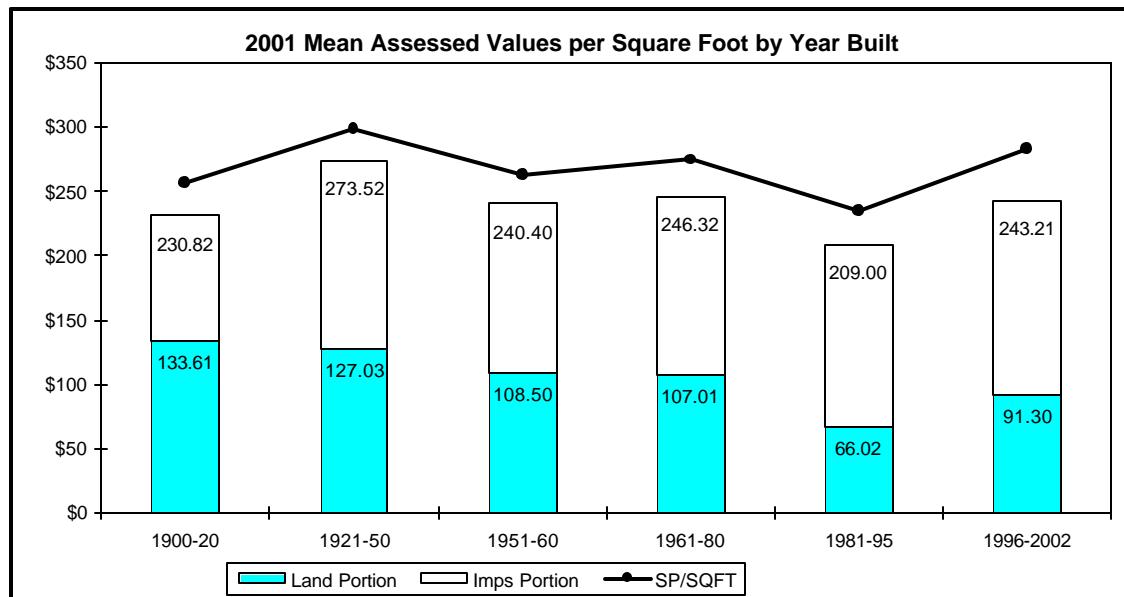
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	2	0.06%
5	2	0.79%	5	13	0.37%
6	3	1.18%	6	41	1.15%
7	51	20.08%	7	784	22.08%
8	122	48.03%	8	1578	44.44%
9	52	20.47%	9	794	22.36%
10	20	7.87%	10	245	6.90%
11	4	1.57%	11	72	2.03%
12	0	0.00%	12	18	0.51%
13	0	0.00%	13	4	0.11%
	254			3551	



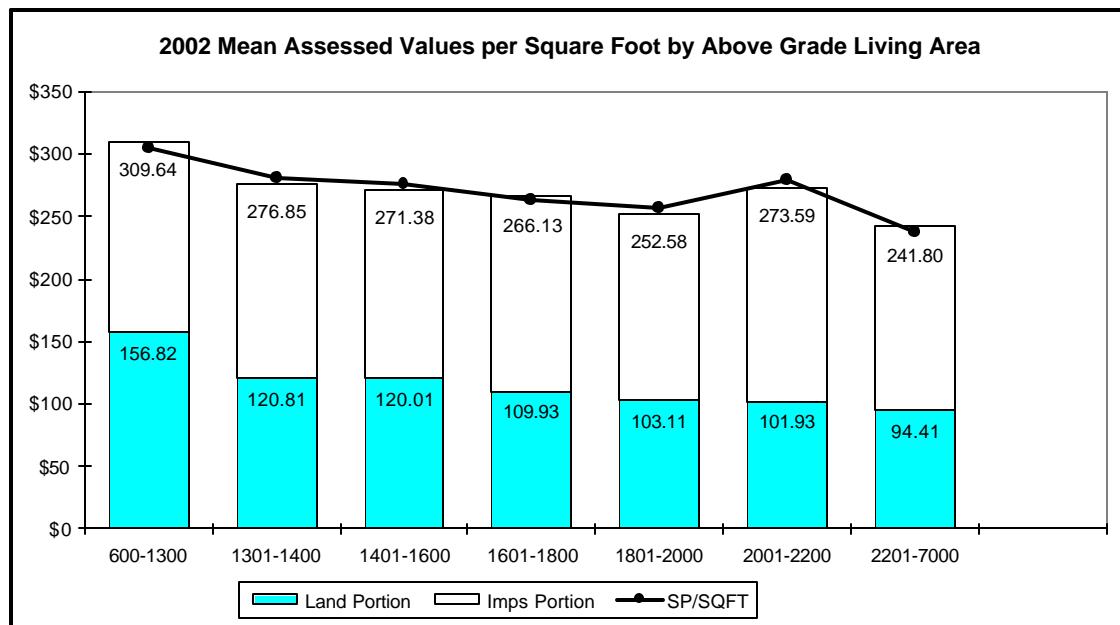
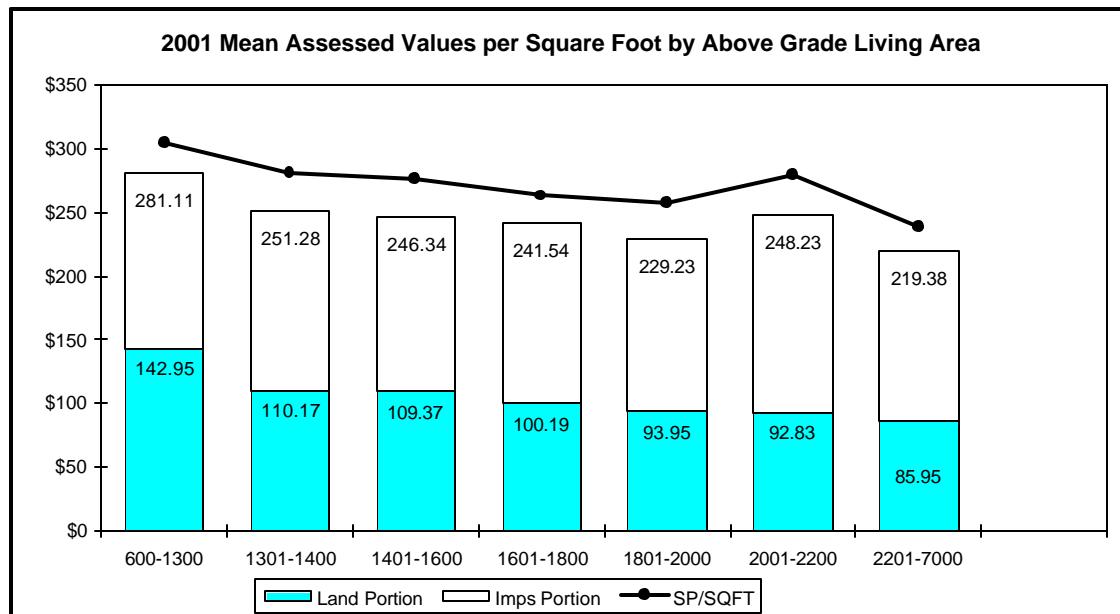
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



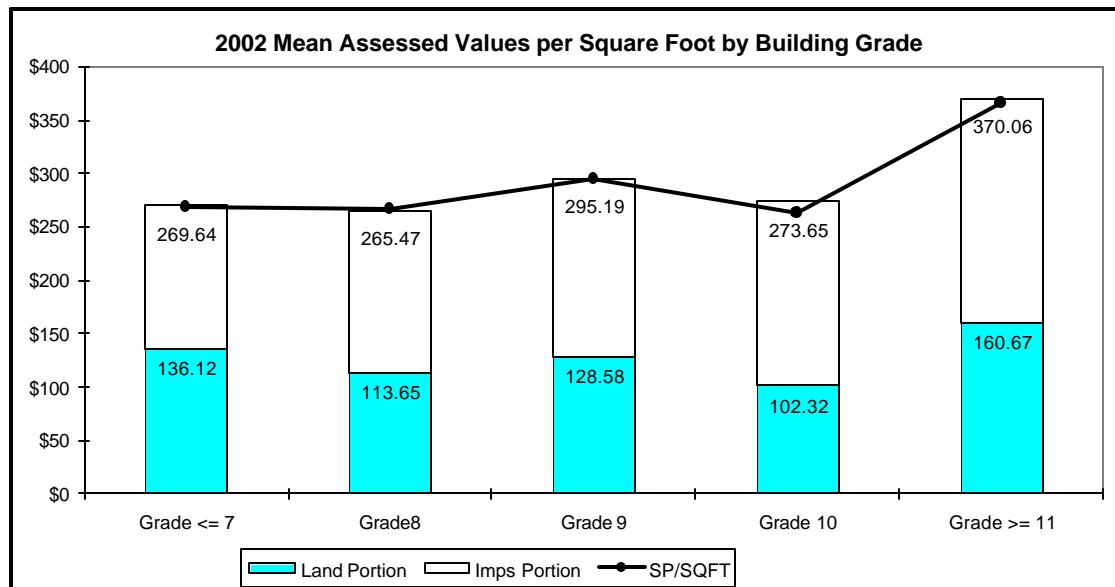
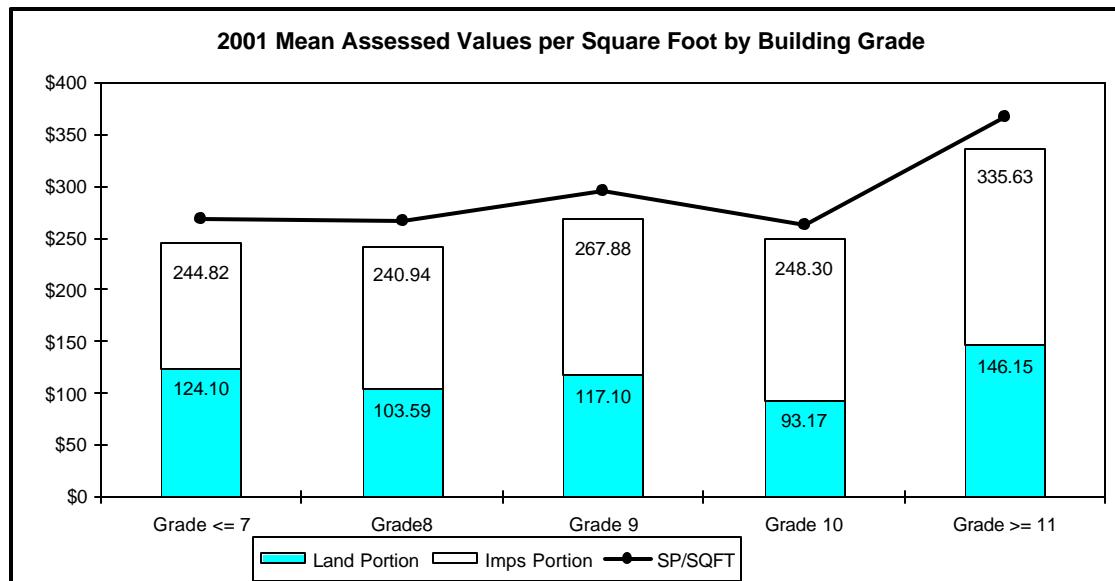
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. There were only 10 sales of houses built between 1996 and 2001. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/5/2000 through 12/28/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

There were not enough land sales to derive a market adjustment for land based on vacant land sales only. A factor analysis based on consultations with the Appraisal Team Leader for this area resulted in an allocation which factors land by 9.8%. The formula is:

$$\text{2002 Land Value} = \text{2001 Land Value} \times 1.098$$

with the results rounded down to the next \$1000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

The total assessed values on all improved parcels were based on the analysis of the 254 usable residential sales in the area.

The chosen adjustment factor was developed after failing to identify a model, using multiple regression with the 2001 assessment ratio (assessed value/sale price) being the dependent variable, that implements the designated adjustments to the current market value.

Improved Parcel Update (continued)

The analysis could not identify any characteristics that would indicate a model that would correct for the market increase in this area. It is likely that the previous year's adjustments corrected for any deficiencies in the characteristics considered in the analysis. The adjustments therefore are implemented by an overall factor (10.3%) that brings the area up to the current market levels. There are no waterfront properties in this area.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value /

$$\text{2002 Total Value} = \text{2001 Total Value} * 1.103$$

The resulting total value is rounded down to the next \$1,000, *then*:

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report.

Other:

- If multiple houses exist on a parcel, then: 2002 Total Value = 2001 Total Value * 1.102 (rounded down), then, 2002 Imps Value = 2002 Total – 2002 Land.
- If a house and mobile home exist, the formula derived from the house is used.
- If “accessory improvements only**”, then: 2002Total Value = 2001 Total Value * 1.102 (rounded down), then, 2002 Imps Value = 2002 Total – 2002 Land. ***These include parcels with houses that have no characteristics data in the Assessor’s database.*
- If vacant parcels (no improvements value), only the land adjustment applies.
- Land Values or Improvements Values of \$10,000 or less and “No Perc” (SewerSystem=3) land values are not changed from 2001.
- If 2002 Total Value calculates at less than or equal to 2002 Land Value, then 2002 Land Value +
- 2001 Imps Value = 2002 Total Value.

Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 39 Annual Update Model Adjustments

2001 Total Value = 2000 Total Value*(1 + Overall +/- Characteristic Adjustments as Apply Below)

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

10.3%

Comments:

Properties adjusted by this model are adjusted by at least the overall adjustment of 10.3%.

The improved population of this area is 3551 parcels.

There were 254 improved sales used in this analysis. The sales dated 1/5/2000 to 12/28/2001.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis could not identify any characteristics that would indicate a model that would correct for the market increase in this area. It is possible that the previous year's adjustments corrected for any deficiencies in the characteristics considered in the analysis. The adjustments can therefore only be an overall factor (10.3%) to bring the area up to the current market. This area was physically inspected and revalued in 1996.

Area 39 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics. A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels *may* be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels *may* be relatively low. The overall 2001 weighted mean is 1.000. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean. It is difficult to draw conclusions when the sales count is low.

Subarea	Count	2001	2002	Percent Change	2002 Lower 95%	2002 Upper 95% C.L.
		Weighted Mean	Weighted Mean		C.L.	C.L.
1	49	0.914	1.005	9.9%	0.961	1.049
6	95	0.900	0.989	9.9%	0.957	1.021
9	36	0.893	0.981	9.9%	0.929	1.034
14	74	0.921	1.011	9.9%	0.984	1.039
ViewY/N	Count	2001	2002	Percent Change	2002 Lower 95%	2002 Upper 95% C.L.
		Weighted Mean	Weighted Mean		C.L.	C.L.
N	140	0.923	1.014	9.9%	0.992	1.037
Y	114	0.894	0.983	9.9%	0.954	1.012
Traffic Noise	Count	2001	2002	Percent Change	2002 Lower 95%	2002 Upper 95% C.L.
		Weighted Mean	Weighted Mean		C.L.	C.L.
N	234	0.909	0.999	9.9%	0.980	1.018
Y	20	0.879	0.965	9.9%	0.899	1.032
Lotsize	Count	2001	2002	Percent Change	2002 Lower 95%	2002 Upper 95% C.L.
		Weighted Mean	Weighted Mean		C.L.	C.L.
<3000	4	1.001	1.100	9.8%	0.839	1.360
3000-5000	37	0.894	0.982	9.9%	0.935	1.029
5001-8000	102	0.900	0.989	9.9%	0.957	1.020
8001-12000	80	0.909	0.999	9.9%	0.970	1.028
12001-16000	16	0.904	0.994	9.9%	0.915	1.073
16001-20000	4	0.958	1.053	9.9%	0.828	1.278
20001-30000	8	0.930	1.022	10.0%	0.903	1.142
30001-43559	2	1.047	1.152	10.0%	0.790	1.514
>43559	1	0.832	0.915	10.0%	N/A	N/A
Year Built or Renovated	Count	2001	2002	Percent Change	2002 Lower 95%	2002 Upper 95% C.L.
		Weighted Mean	Weighted Mean		C.L.	C.L.
1900-1910	2	0.841	0.925	10.0%	0.411	1.440
1911-1920	3	0.945	1.035	9.6%	0.445	1.625
1921-1930	15	1.048	1.151	9.9%	1.055	1.248
1931-1940	18	0.929	1.021	9.9%	0.957	1.084
1941-1950	47	0.879	0.966	9.9%	0.928	1.005
1951-1960	98	0.920	1.011	9.9%	0.983	1.038
1961-1970	27	0.903	0.992	9.9%	0.949	1.036
1971-1980	15	0.870	0.957	9.9%	0.857	1.056
1981-1990	14	0.888	0.976	9.9%	0.867	1.085
1991-2000	14	0.840	0.923	9.9%	0.833	1.013
>2000	1	1.089	1.197	9.9%	N/A	N/A

Area 39 Annual Update Ratio Confidence Intervals

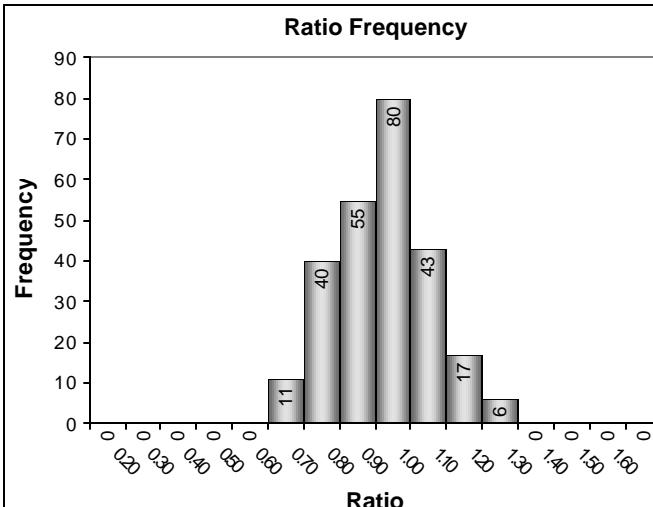
These tables represent the percentage changes for specific characteristics. A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels *may* be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels *may* be relatively low. The overall 2001 weighted mean is 1.000. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean. It is difficult to draw conclusions when the sales count is low.

Building Grade	Count	2001	2002	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
		Weighted Mean	Weighted Mean			
5	2	0.859	0.942	9.6%	-0.388	2.271
6	3	1.099	1.207	9.8%	0.881	1.532
7	51	0.905	0.995	9.9%	0.951	1.038
8	122	0.902	0.991	9.9%	0.966	1.016
9	52	0.900	0.989	9.9%	0.948	1.031
10	20	0.943	1.036	9.9%	0.976	1.096
11	4	0.899	0.989	10.0%	0.741	1.238
Condition	Count	2001	2002	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
		Weighted Mean	Weighted Mean			
Fair	4	0.923	1.013	9.8%	0.750	1.277
Average	63	0.909	0.999	9.9%	0.959	1.039
Good	146	0.903	0.992	9.9%	0.969	1.015
Very Good	41	0.916	1.007	9.9%	0.965	1.049
Stories	Count	2001	2002	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
		Weighted Mean	Weighted Mean			
1	185	0.903	0.992	9.9%	0.972	1.012
1.5	28	0.994	1.093	9.9%	1.035	1.150
2	38	0.873	0.960	9.9%	0.907	1.012
2.5	3	0.823	0.905	9.9%	0.796	1.014
Above Grade Living Area	Count	2001	2002	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
		Weighted Mean	Weighted Mean			
<801	7	0.920	1.009	9.7%	0.818	1.201
801-1000	13	0.944	1.037	9.8%	0.957	1.118
1001-1500	94	0.917	1.007	9.9%	0.980	1.035
1501-2000	83	0.895	0.983	9.9%	0.953	1.014
2001-2500	37	0.923	1.014	9.9%	0.954	1.075
2501-3000	13	0.919	1.011	9.9%	0.945	1.076
3001-4000	6	0.836	0.919	9.9%	0.741	1.097
>4000	1	0.832	0.915	10.0%	N/A	N/A

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: NW/1	Lien Date: 1/1/2001	Date of Report: 7/30/2002	Sales Dates: 1/00 - 12/01
Area 39	Analyst ID: JHEL	Property Type: 1-3 Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 252			
<i>Mean Assessed Value</i> 399,400			
<i>Mean Sales Price</i> 440,300			
<i>Standard Deviation AV</i> 142,033			
<i>Standard Deviation SP</i> 167,271			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.925			
<i>Median Ratio</i> 0.920			
<i>Weighted Mean Ratio</i> 0.907			
UNIFORMITY			
<i>Lowest ratio</i> 0.605			
<i>Highest ratio:</i> 1.288			
<i>Coefficient of Dispersion</i> 11.39%			
<i>Standard Deviation</i> 0.132			
<i>Coefficient of Variation</i> 14.26%			
<i>Price Related Differential (PRD)</i> 1.019			
RELIABILITY			
<i>95% Confidence: Median</i>			
<i>Lower limit</i> 0.907			
<i>Upper limit</i> 0.942			
<i>95% Confidence: Mean</i>			
<i>Lower limit</i> 0.908			
<i>Upper limit</i> 0.941			
SAMPLE SIZE EVALUATION			
<i>n (population size)</i> 3551			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.132			
Recommended minimum: 28			
<i>Actual sample size:</i> 252			
Conclusion: OK			
NORMALITY			
Binomial Test			
<i># ratios below mean:</i> 131			
<i># ratios above mean:</i> 121			
<i>Z:</i> 0.630			
Conclusion: <i>Normal*</i>			
<i>*i.e. no evidence of non-normality</i>			



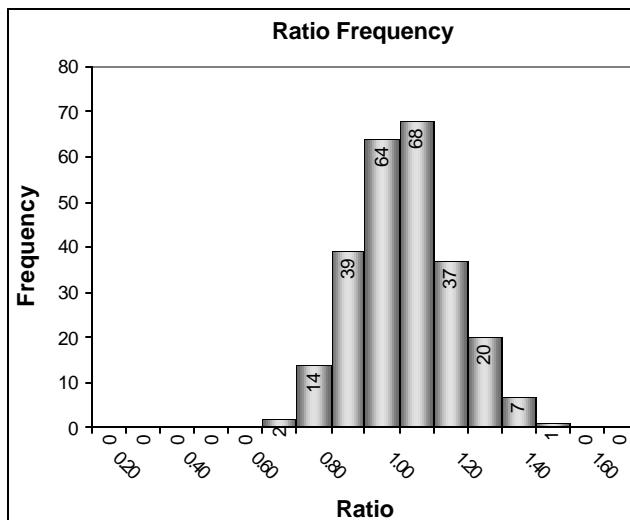
COMMENTS:

1 - 3 Family Residences throughout the area.

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: NW/1	Lien Date: 1/1/2002	Date of Report: 7/30/2002	Sales Dates: 1/00- 12/01
Area 39	Analyst ID: JHEL	Property Type: 1 - 3 Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 252 Mean Assessed Value 438,900 Mean Sales Price 440,300 Standard Deviation AV 156,237 Standard Deviation SP 167,271			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 1.016 Median Ratio 1.011 Weighted Mean Ratio 0.997			
UNIFORMITY			
Lowest ratio 0.665 Highest ratio: 1.414 Coefficient of Dispersion 11.40% Standard Deviation 0.145 Coefficient of Variation 14.26% Price Related Differential (PRD) 1.019			
RELIABILITY			
95% Confidence: Median Lower limit 0.996 Upper limit 1.035 95% Confidence: Mean Lower limit 0.998 Upper limit 1.034			
SAMPLE SIZE EVALUATION			
n (population size) 3551 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.145 Recommended minimum: 34 Actual sample size: 252 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 130 # ratios above mean: 122 Z: 0.504 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Assessment levels and uniformity are improved by Annual Update.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 39
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	086800	0535	5/26/00	305000	930	340	7	1945	4	7380	N	N	10509 14TH AV NW
1	944230	0010	10/1/01	280000	1160	0	7	1950	4	11310	N	N	1214 NW 121ST ST
1	086800	0420	3/6/01	345000	1340	700	7	1947	3	7117	N	N	1314 NW 105TH ST
1	086800	0315	10/30/01	285000	870	120	8	1946	3	7117	N	N	1212 NW 105TH ST
1	086800	0315	2/12/01	244000	870	120	8	1946	3	7117	N	N	1212 NW 105TH ST
1	086800	0338	9/20/00	405000	1250	0	8	1951	4	8327	N	N	10527 12TH AV NW
1	263940	0015	3/14/00	295000	1300	1300	8	1953	3	7560	N	N	13215 8TH AV NW
1	086800	0245	9/28/01	349000	1400	540	8	1951	4	7800	N	N	1236 NW WOODBINE WY
1	241710	0060	11/12/01	248000	1500	0	8	1954	3	6750	N	N	1212 NW 120TH ST
1	086800	0990	5/25/01	569000	1500	800	8	1951	4	8280	N	N	10232 VALMAY AV NW
1	944230	0005	8/22/00	379000	1530	0	8	1950	4	10854	N	N	12105 12TH AV NW
1	086800	1165	8/11/01	499950	1550	1070	8	1949	4	7278	N	N	1714 NW 100TH ST
1	086800	1165	11/24/00	482500	1550	1070	8	1949	4	7278	N	N	1714 NW 100TH ST
1	252603	9186	6/23/00	395000	1580	360	8	1967	4	9996	N	N	12021 12TH AV NW
1	086800	0665	3/7/00	444000	1580	175	8	1946	4	8397	Y	N	10522 15TH AV NW
1	086800	0020	10/19/00	499000	1640	630	8	1956	4	11580	N	N	1222 NW NORCROSS WY
1	777280	0280	1/11/01	435000	1650	650	8	1964	4	7725	N	N	11715 12TH AV NW
1	086800	1790	2/9/00	645000	1680	360	8	1940	5	7936	Y	N	10232 RICHWOOD AV NW
1	086800	1669	7/12/01	610000	1690	740	8	1951	4	11700	Y	N	10118 RADFORD AV NW
1	086800	0905	5/21/01	780000	1750	1730	8	1998	3	7800	N	N	10323 VALMAY AV NW
1	086800	0485	6/23/00	586100	1810	1500	8	1951	5	14276	N	N	10573 14TH AV NW
1	086800	0255	3/21/00	429000	2060	250	8	1954	4	10616	Y	N	1212 NW WOODBINE WY
1	610770	0050	3/28/00	479000	2170	740	8	1959	4	7685	N	N	10800 12TH AV NW
1	252603	9221	7/31/00	539500	2290	0	8	1998	3	10044	N	N	12013 B 12TH AV NW
1	777280	0220	5/1/01	410000	2470	0	8	1964	4	7125	N	N	11710 SHORELINE PARK DR NW
1	610770	0065	4/25/01	493000	2800	420	8	1959	5	10298	N	N	1101 NW WOODBINE PL
1	086800	2260	4/10/00	525000	1250	920	9	1950	3	8122	Y	N	2032 NW BLUE RIDGE DR
1	086800	2335	11/22/00	700000	1480	1230	9	1975	3	9204	Y	N	10301 BEDFORD CT NW

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1	252603	9165	10/10/01	490000	1500	1200	9	1960	4	13340	N	N	1251 NW 116TH ST
1	086800	1500	6/11/01	566800	1670	740	9	1953	4	13230	Y	N	1846 NW BLUE RIDGE DR
1	085340	0280	3/1/00	355000	1700	0	9	1974	3	9620	N	N	12636 BLAKELY PL NW
1	085340	0090	5/21/01	390000	1730	0	9	1962	4	10152	N	N	1208 NW BLAKELY CT
1	230390	0115	5/15/00	835000	1890	800	9	1952	4	16552	Y	N	895 NW ELFORD DR
1	763370	0050	6/14/00	703500	2150	1210	9	1973	4	11840	Y	N	1238 NW 126TH ST
1	361660	0135	3/10/00	760000	2280	920	9	2001	3	17217	Y	N	13047 12TH AV NW
1	242603	9252	12/17/01	765000	2410	1560	9	1967	4	14637	Y	N	796 NW CULBERTSON DR
1	086800	0950	5/23/00	878000	3360	0	9	1937	5	7500	Y	N	10324 VALMAY AV NW
1	086800	1085	5/16/01	724500	1950	0	10	1935	5	10726	N	N	1515 NW BLUE RIDGE DR
1	230390	0170	5/21/01	725000	1970	1100	10	1955	4	25144	Y	N	850 NW ELFORD DR
1	086800	1630	4/27/00	674000	2080	400	10	1931	2	20744	Y	N	1833 NW BLUE RIDGE DR
1	086800	1760	8/28/00	810000	2190	710	10	1958	5	12285	Y	N	10221 BELGROVE CT NW
1	242603	9171	8/16/01	450000	2340	0	10	1953	3	25400	N	N	14033 3RD AV NW
1	086800	0565	6/9/00	650000	2450	360	10	1958	4	7965	Y	N	1515 NW WOODBINE WY
1	085340	0060	11/15/01	460000	2460	0	10	1962	4	12760	N	N	12621 BLAKELY PL NW
1	230390	0135	4/11/01	812500	2600	1000	10	1956	4	27300	Y	N	1039 NW ELFORD DR
1	230390	0150	9/18/01	675000	2620	800	10	1951	4	30499	Y	N	893 NW ELFORD DR
1	361660	0008	9/28/00	885000	2720	1020	10	1977	4	15576	Y	N	918 NW 132ND ST
1	230390	0160	9/14/01	975000	2220	360	11	1952	5	37875	Y	N	872 NW ELFORD DR
1	086800	1200	4/4/00	805000	2760	0	11	1950	5	22714	Y	N	1607 NW BLUE RIDGE DR
6	565610	0225	11/2/00	245000	780	370	6	1938	4	5000	Y	N	9226 26TH AV NW
6	565610	0225	2/22/00	220000	780	370	6	1938	4	5000	Y	N	9226 26TH AV NW
6	057900	2900	4/9/01	242000	740	0	7	1943	4	5000	N	N	1702 NW 96TH ST
6	613260	0695	7/27/00	399000	780	800	7	1934	4	6406	Y	N	9620 26TH AV NW
6	799720	0240	3/5/01	260000	870	300	7	1942	3	5000	N	N	9028 26TH AV NW
6	613260	0610	10/29/01	250000	870	300	7	1942	4	5000	N	N	9529 25TH AV NW
6	613260	0050	7/18/00	360000	890	450	7	1942	5	6871	Y	N	2653 NW ESPLANADE
6	613260	0110	8/29/01	268000	900	250	7	1939	4	5000	Y	N	2416 NW NEPTUNE PL

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6	057900	3640	3/27/00	325000	900	420	7	1960	4	2600	Y	N	2342 NW 95TH ST
6	057900	2625	6/1/01	350000	930	400	7	1947	3	5200	Y	N	1938 NW 96TH ST
6	057900	3160	3/21/01	285000	1020	0	7	1942	4	7800	Y	N	1933 NW 96TH ST
6	565610	0020	9/20/01	409000	1040	440	7	1941	5	5000	Y	N	9221 24TH AV NW
6	613260	0585	8/7/01	319000	1060	810	7	1934	4	5000	Y	N	9611 24TH AV NW
6	444480	0031	2/10/00	640000	1060	500	7	1942	4	4638	Y	N	3260 NW ESPLANADE
6	565610	0040	6/12/01	324950	1090	720	7	1954	4	7000	Y	N	9209 24TH AV NW
6	444130	0455	3/1/01	419000	1120	1120	7	1942	5	7200	Y	N	9216 VIEW AV NW
6	057900	2675	4/24/01	260000	1240	0	7	1930	4	5200	N	N	1914 NW 96TH ST
6	352603	9155	3/21/00	279950	1270	830	7	1963	3	6840	N	N	9118 28TH AV NW
6	046400	1091	5/23/00	290000	1290	800	7	1961	4	5916	N	N	2822 NW 90TH PL
6	282010	0025	4/16/01	447500	1340	700	7	1952	4	9044	Y	N	3127 NW 92ND ST
6	046400	0043	6/11/00	389000	1350	0	7	1928	5	5610	Y	N	2814 NW 94TH ST
6	057900	3280	5/15/00	287000	1680	250	7	1984	3	7800	N	N	1916 NW 95TH ST
6	057900	3600	8/9/00	529950	1860	0	7	1945	4	7800	Y	N	2335 NW 96TH ST
6	057900	3429	6/15/01	369950	900	870	8	1948	4	3700	Y	N	9502 23RD AV NW
6	613310	0090	8/3/01	347500	1070	880	8	1995	3	5609	N	N	2629 NW NORTH BEACH DR
6	613260	0575	8/28/00	365000	1100	430	8	1949	4	5000	Y	N	9619 24TH AV NW
6	638300	0265	8/1/01	430000	1190	750	8	1955	5	7297	Y	N	8712 22ND AV NW
6	638300	0165	8/28/00	329500	1190	0	8	1954	4	6009	Y	N	8649 21ST AV NW
6	057900	3355	8/29/01	510000	1200	300	8	1942	4	5000	Y	N	2115 NW 96TH ST
6	613310	0195	11/15/01	370000	1220	0	8	1952	4	7009	Y	N	2628 NW NORTH BEACH DR
6	352603	9058	4/19/00	365000	1240	1030	8	1948	4	9975	Y	N	3015 NW 93RD ST
6	352603	9177	5/10/01	445000	1250	1690	8	1981	4	5928	N	N	9308 28TH AV NW
6	057900	2210	1/23/01	497800	1270	880	8	1950	4	5200	Y	N	2346 NW 96TH ST
6	352603	9046	1/31/01	425000	1280	840	8	1941	4	5876	Y	N	3019 NW 95TH ST
6	352603	9101	12/28/01	362000	1340	990	8	1959	4	6120	N	N	9210 28TH AV NW
6	565610	0125	10/16/01	385000	1360	380	8	1999	3	3314	N	N	9229 25TH AV NW
6	638300	0585	4/5/00	375000	1380	590	8	1956	4	6000	N	N	8629 23RD AV NW

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6	046400	0385	10/20/00	365700	1390	410	8	1993	3	2550	N	N	2801 NW 93RD ST
6	444130	0230	2/21/01	730000	1400	690	8	1955	4	13400	Y	N	9231 VIEW AV NW
6	638300	0115	8/17/01	380000	1410	1020	8	1955	4	6009	Y	N	8757 21ST AV NW
6	638300	0180	12/12/00	288000	1420	0	8	1954	4	5991	Y	N	8631 21ST AV NW
6	638350	0075	4/17/00	395000	1450	0	8	1955	5	6600	Y	N	9209 20TH AV NW
6	046400	0644	12/14/01	349950	1450	580	8	1954	4	6630	N	N	2805 NW 92ND ST
6	613260	0495	9/13/00	335000	1460	670	8	1977	3	4925	N	N	9519 26TH AV NW
6	046400	0205	10/9/00	499950	1460	770	8	1940	4	5100	Y	N	2833 NW 94TH ST
6	607350	0100	4/11/00	356000	1470	770	8	1959	4	6240	N	N	2509 NW 95TH ST
6	352603	9032	3/16/00	340000	1490	650	8	1977	4	9070	N	N	9113 30TH AV NW
6	873060	0031	1/31/01	335000	1500	700	8	1953	4	6200	N	N	2631 NW 95TH ST
6	057900	1955	3/13/00	385000	1510	450	8	1958	4	6700	Y	N	2329 NW 98TH ST
6	046400	0350	2/28/01	518000	1530	1400	8	1950	4	5100	Y	N	2812 NW 93RD ST
6	057900	3800	2/26/01	725000	1560	910	8	1984	4	5242	Y	N	2329 NW 95TH ST
6	613310	0075	12/21/00	306000	1570	500	8	1952	4	11827	N	N	9617 26TH AV NW
6	057900	0475	10/16/01	610000	1590	900	8	1955	4	5700	Y	N	2343 NW 99TH ST
6	352603	9052	5/22/00	639000	1630	500	8	1939	5	12783	Y	N	3024 NW 93RD ST
6	267560	0036	5/14/01	350000	1630	680	8	1960	4	7800	N	N	9611 15TH AV NW
6	638300	0105	4/10/01	295000	1660	0	8	1957	4	14294	N	N	2011 NW 86TH ST
6	057900	3675	9/13/00	529000	1670	890	8	1959	4	5200	Y	N	2330 NW 95TH ST
6	046400	0055	10/26/01	520000	1680	800	8	1947	4	5100	Y	N	2818 NW 94TH ST
6	057900	1980	8/3/00	440000	1710	0	8	1955	4	6200	Y	N	2341 NW 98TH ST
6	057900	2530	7/26/01	405000	1750	160	8	1963	4	5200	Y	N	1915 NW 97TH ST
6	057900	1516	5/19/00	535000	1750	500	8	1951	4	6500	Y	N	1927 NW 98TH ST
6	057900	2190	12/29/00	475000	1760	450	8	1951	4	10400	Y	N	2345 NW 97TH ST
6	057900	2045	7/24/00	540000	1870	1200	8	1955	4	6300	Y	N	2328 NW 97TH ST
6	638300	0630	3/7/00	410000	1890	200	8	1956	4	10983	N	N	2335 NW 87TH ST
6	638300	0085	5/14/01	355000	1890	0	8	1954	5	10561	N	N	8612 21ST AV NW
6	281810	0115	11/12/01	372500	1890	0	8	1991	3	9000	N	N	9603 29TH AV NW

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6	046400	0410	8/6/01	479950	1900	1340	8	1964	4	10200	Y	N	2817 NW 93RD ST
6	613260	0085	6/21/00	657500	1940	0	8	1939	5	6531	Y	N	2411 NW 100TH ST
6	613260	0510	7/11/00	357000	1980	850	8	1957	4	10500	N	N	2612 NW 95TH ST
6	057900	0764	10/11/01	442500	1980	1540	8	1959	4	6032	Y	N	2124 NW 98TH ST
6	057900	1300	4/21/00	368000	2150	1120	8	1988	3	11380	N	N	1734 NW 97TH ST
6	444130	0180	3/23/00	631000	2310	320	8	1922	4	15000	Y	N	9055 VIEW AV NW
6	057900	2770	11/13/00	550000	2350	600	8	1947	3	10000	N	N	1735 NW 97TH ST
6	444130	0160	9/12/00	593500	1130	1010	9	1966	3	11283	Y	N	9037 VIEW AV NW
6	444130	0445	8/27/01	545000	1300	570	9	1948	5	7334	Y	N	9214 CYRUS AV NW
6	638300	0510	3/8/01	350000	1390	590	9	1956	4	6339	Y	N	2315 NW 90TH ST
6	638350	0155	8/1/01	435000	1530	930	9	1954	4	7500	Y	N	2003 NW 92ND ST
6	057900	3845	2/11/00	440000	1580	980	9	1952	4	6500	Y	N	2343 NW 95TH ST
6	638300	0330	5/4/01	370000	1590	1110	9	1955	4	8886	N	N	8505 21ST AV NW
6	638300	0280	4/18/01	410000	1660	1100	9	1955	4	6000	Y	N	8728 22ND AV NW
6	638370	0015	2/28/00	530000	1700	600	9	1960	4	8820	Y	N	2339 NW 94TH ST
6	057900	0760	9/14/01	565000	1720	1050	9	1959	4	6032	Y	N	2128 NW 98TH ST
6	638300	0270	5/10/00	415000	1730	1150	9	1955	4	6000	Y	N	8716 22ND AV NW
6	565610	0195	12/7/00	525000	1810	1310	9	1968	5	5000	Y	N	9206 26TH AV NW
6	638350	0455	11/28/00	424500	1820	1310	9	1955	4	6802	Y	N	9325 22ND AV NW
6	638350	0045	7/16/01	499500	1930	1130	9	1961	4	6600	Y	N	9226 21ST AV NW
6	565610	0041	12/6/00	510000	2100	0	9	1988	3	5500	Y	N	9201 24TH AV NW
6	352603	9007	1/5/00	590000	2140	420	9	1949	5	21512	N	N	9103 27TH AV NW
6	638350	0385	5/2/01	550000	2150	1000	9	1959	5	8174	Y	N	9024 22ND AV NW
6	281810	0050	9/6/00	717500	2220	810	9	1980	3	9367	Y	N	3004 NW ESPLANADE
6	613260	0690	4/10/00	529000	2310	940	9	1995	3	5000	N	N	9610 26TH AV NW
6	613260	0060	12/28/01	487500	2540	960	9	1976	5	6291	N	N	2625 NW ESPLANADE
6	444130	0165	10/6/00	1E+06	3300	0	9	1998	3	11570	Y	N	9039 VIEW AV NW
6	431150	0020	7/12/00	380000	1670	1310	10	1980	3	5000	N	N	9010 28TH AV NW
6	057900	1800	2/1/00	950000	2120	1050	10	1947	5	5000	Y	N	9714 23RD AV NW

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9	048600	0165	2/6/01	209000	700	0	5	1916	4	2665	N	N	6720 33RD AV NW
9	808190	0196	11/14/00	317000	950	150	7	1925	5	4600	N	N	3211 NW 72ND ST
9	047200	0290	8/14/01	150000	960	0	7	1911	2	4750	N	N	7545 32ND AV NW
9	047200	0320	12/6/01	315000	1060	0	7	1927	4	4750	N	N	7529 32ND AV NW
9	048600	0215	3/24/00	324500	1080	0	7	1925	5	5000	N	N	3222 NW 67TH ST
9	048600	0020	11/22/00	270000	1100	0	7	1910	5	4669	N	N	6603 32ND AV NW
9	047200	0085	11/12/01	325000	1190	200	7	1940	5	5000	N	N	7717 32ND AV NW
9	047200	0270	12/28/00	270000	1360	0	7	1928	4	3325	N	N	7553 32ND AV NW
9	787050	0195	10/5/01	398000	1370	0	7	1980	3	5100	Y	N	3242 NW 65TH ST
9	048600	0202	12/14/00	289000	1610	0	7	1984	3	4356	N	N	6712 33RD AV NW
9	808190	0200	7/24/00	385000	1930	0	7	1926	5	4600	N	N	7117 32ND AV NW
9	637750	0025	4/5/00	395000	2050	420	7	1926	4	5520	Y	N	6714 34TH AV NW
9	444130	0121	2/14/00	405000	1040	680	8	1948	4	9238	Y	N	3316 NW GOLDEN PL
9	048600	0570	12/10/01	546000	1340	430	8	1961	4	9500	Y	N	6520 37TH AV NW
9	341360	0095	7/12/01	375000	1380	900	8	1951	4	4895	N	N	3200 NW 68TH ST
9	047200	0170	11/21/01	415000	1610	210	8	1939	4	5000	N	N	7722 33RD AV NW
9	048600	0310	2/12/01	483500	1640	310	8	1982	3	4500	N	N	3415 NW 70TH ST
9	047200	0500	2/1/00	392500	1760	680	8	2000	3	2375	N	N	7552 33RD AV NW
9	808240	0045	6/26/01	360000	1850	0	8	1926	2	4305	N	N	3303 NW 73RD ST
9	048600	0285	7/11/01	650000	2450	0	8	1984	3	9130	Y	N	3310 NW 68TH ST
9	047200	0895	5/24/01	655000	3340	0	8	1992	3	5000	Y	N	3300 NW 77TH ST
9	808240	0171	4/12/00	505000	1380	0	9	1932	5	3922	Y	N	7402 34TH AV NW
9	047200	0475	4/18/00	419000	1490	600	9	1929	4	3563	N	N	7542 33RD AV NW
9	048600	0540	2/7/01	670000	1560	1060	9	1952	4	7630	Y	N	6727 36TH AV NW
9	808190	0091	1/31/01	635000	1580	860	9	1964	4	5600	Y	N	3517 NW 71ST ST
9	048600	0550	8/7/00	610000	1690	1500	9	1969	4	6540	Y	N	6709 36TH AV NW
9	775560	0130	6/24/01	789500	1930	0	9	1979	3	7058	Y	N	6823 36TH AV NW
9	047200	0445	10/10/01	500000	2060	860	9	1929	5	6745	N	N	7534 33RD AV NW
9	637750	0005	5/8/00	554000	2130	0	9	1929	5	8280	Y	N	6734 34TH AV NW

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9	048600	0544	6/21/00	470000	2370	900	9	1956	4	7380	Y	N	6706 36TH AV NW
9	047200	0785	3/13/00	495000	2460	400	9	1939	5	5000	N	N	7755 33RD AV NW
9	048600	0563	5/9/01	759000	2590	1590	9	1963	4	14240	Y	N	6709 37TH AV NW
9	048600	0600	10/4/01	530000	2940	0	9	2000	3	3000	N	N	3604 NW 65TH ST
9	808190	0036	12/12/01	750000	3090	0	9	1998	3	4255	Y	N	7010 34TH AV NW
9	775560	0140	6/23/01	938500	2040	1650	11	1978	3	11622	Y	N	6801 36TH AV NW
9	444130	0030	9/26/01	2E+06	6880	750	11	1908	3	84850	Y	N	8707 32ND AV NW
14	891050	0460	6/19/01	227500	750	0	5	1917	3	18956	N	N	11057 3RD AV NW
14	242603	9084	7/24/01	150000	760	0	6	1945	3	6800	N	N	12546 7TH AV NW
14	092300	0235	6/18/01	270000	1000	0	7	1939	5	8157	N	N	13212 4TH AV NW
14	252603	9073	4/13/00	210000	1010	400	7	1951	4	5912	N	N	12024 9TH AV NW
14	437820	0005	8/20/01	270928	1070	400	7	1952	4	8910	N	N	12156 12TH AV NW
14	152630	0005	3/1/01	226500	1080	0	7	1948	4	14037	N	N	11753 4TH AV NW
14	112400	0085	11/15/01	260000	1140	0	7	1951	5	8100	N	N	12225 11TH AV NW
14	443010	0025	4/25/01	275000	1150	0	7	1951	4	7200	N	N	11532 4TH AV NW
14	603740	0010	3/21/00	345000	1170	1070	7	1951	4	8160	Y	N	12553 4TH AV NW
14	092300	0465	2/24/00	222000	1290	0	7	1929	5	7680	N	N	13014 7TH AV NW
14	092300	0490	6/9/00	325000	1330	900	7	1949	4	7680	N	N	13027 6TH AV NW
14	391840	0121	5/3/00	229500	1370	0	7	1951	2	7440	N	N	309 NW 117TH ST
14	093300	0080	3/28/00	254750	1370	0	7	1952	4	7680	N	N	12733 4TH AV NW
14	112400	0180	3/15/00	254000	1470	0	7	1951	4	9750	N	N	932 NW 122ND ST
14	112700	0005	5/17/01	263000	1530	0	7	1953	4	6045	N	N	1011 NW 122ND ST
14	228150	0090	8/20/01	270000	1640	0	7	1947	4	8100	N	N	11744 4TH AV NW
14	276100	0030	10/15/01	346000	1930	0	7	1955	4	6930	N	N	603 NW 126TH PL
14	112400	0185	4/24/01	325000	2000	0	7	1951	4	9750	N	N	938 NW 122ND ST
14	093000	0245	6/15/01	335000	1060	0	8	1941	5	7680	N	N	12046 4TH AV NW
14	891050	0471	5/21/01	260000	1140	0	8	1954	4	7785	N	N	504 NW PUGET DR
14	764090	0025	5/4/01	259000	1140	0	8	1954	3	8100	N	N	12501 11TH AV NW
14	764040	0250	12/11/01	255000	1150	420	8	1952	4	8210	N	N	12718 12TH AV NW

Sales Available for Annual Update Analysis
Area 39
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
14	391840	0067	7/20/00	317000	1150	1000	8	1951	3	9425	N	N	428 NW 117TH ST
14	764040	0085	10/20/00	359950	1160	1060	8	1953	4	8100	N	N	12723 10TH AV NW
14	260770	0030	4/7/00	329000	1190	600	8	1949	4	9456	N	N	11524 6TH AV NW
14	299480	0030	3/13/00	260000	1270	0	8	1948	4	8160	N	N	12744 4TH AV NW
14	252603	9137	6/19/00	339000	1270	800	8	1955	4	7200	N	N	12045 7TH AV NW
14	093000	0331	8/3/01	285000	1270	0	8	1947	4	7680	N	N	12016 6TH AV NW
14	092300	0092	6/26/00	314900	1280	650	8	1951	3	8100	N	N	13227 6TH AV NW
14	761120	0170	8/4/00	299950	1320	250	8	1941	4	10513	N	N	833 NW 120TH ST
14	764040	0090	6/6/01	403000	1340	1240	8	1953	4	8100	Y	N	12717 10TH AV NW
14	260770	0040	10/29/01	374000	1350	400	8	1951	4	8775	Y	N	11510 6TH AV NW
14	242603	9270	6/2/00	385000	1390	540	8	1969	4	6992	N	N	12521 7TH AV NW
14	093000	0120	11/10/00	330000	1400	1170	8	1964	4	6400	N	N	421 NW 125TH ST
14	092300	0466	12/14/01	410000	1400	380	8	1954	4	7680	Y	N	13008 7TH AV NW
14	093000	0329	8/21/00	377500	1410	500	8	1953	4	7680	N	N	12020 6TH AV NW
14	093000	0365	3/2/00	336500	1430	0	8	1948	4	8254	Y	N	12051 4TH AV NW
14	242603	9249	5/21/01	365500	1440	600	8	1964	4	6800	N	N	12538 7TH AV NW
14	093000	0333	4/26/01	345000	1460	700	8	1946	5	11176	N	N	424 NW 120TH ST
14	093000	0195	12/17/01	319000	1460	430	8	1955	3	7680	N	N	12220 4TH AV NW
14	391840	0118	12/7/01	328500	1480	1480	8	1966	3	9227	N	N	11536 3RD PL NW
14	764040	0280	3/27/01	360000	1490	1400	8	1955	4	12197	N	N	12758 12TH AV NW
14	761120	0147	6/16/00	285000	1530	0	8	1954	3	10017	N	N	814 NW 118TH ST
14	391840	0123	6/7/00	389950	1560	900	8	1965	4	9973	N	N	11534 3RD PL NW
14	764040	0080	4/7/00	398000	1570	1100	8	1968	4	8100	Y	N	12731 10TH AV NW
14	252603	9118	8/23/00	399950	1580	900	8	1955	5	6853	Y	N	12237 7TH AV NW
14	252603	9197	6/14/00	420000	1610	650	8	1973	3	9642	N	N	12217 9TH AV NW
14	252603	9140	7/11/01	409000	1620	1600	8	1961	5	10880	N	N	12051 7TH AV NW
14	093300	0095	7/25/00	284613	1670	0	8	1947	3	7680	N	N	12755 4TH AV NW
14	764040	0185	2/7/00	252000	1700	0	8	1953	4	8143	N	N	12560 11TH AV NW
14	764040	0105	11/10/00	270000	1700	0	8	1953	4	8078	N	N	12704 11TH AV NW

Sales Available for Annual Update Analysis
Area 39
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
14	242603	9277	11/19/01	281000	1720	520	8	1946	3	8840	N	N	12727 3RD AV NW
14	093000	0155	4/24/00	335000	1720	910	8	1974	3	7680	N	N	12219 4TH AV NW
14	276100	0035	4/5/01	312000	1950	0	8	1954	3	7590	Y	N	12503 6TH AV NW
14	135520	0100	10/29/01	390000	2080	660	8	1986	3	11446	N	N	634 NW 114TH ST
14	764090	0055	6/11/01	406050	2370	0	8	1959	4	8110	N	N	12529 10TH AV NW
14	437870	0015	10/16/00	365000	2550	0	8	1957	4	7980	N	N	12037 11TH AV NW
14	761120	0030	5/17/01	525000	3080	0	8	1989	3	24834	N	N	11804 11TH AV NW
14	763990	0100	6/11/01	500000	1510	500	9	1952	4	8750	Y	N	12535 8TH AV NW
14	763990	0170	5/4/01	585000	1630	1040	9	1954	4	8750	Y	N	12719 9TH AV NW
14	619000	0080	2/16/00	402500	1810	900	9	1959	4	9608	N	N	13548 NORTHSIRE RD NW
14	135520	0030	8/28/01	420000	1870	1400	9	1971	3	10791	N	N	643 NW 114TH PL
14	092300	0370	5/24/00	450000	2220	0	9	1927	5	9120	N	N	421 NW 132ND ST
14	092300	0335	6/14/01	295000	2220	0	9	1970	3	8160	N	N	13011 3RD AV NW
14	093000	0112	12/27/01	550000	2420	1420	9	1988	3	7680	Y	N	12243 6TH AV NW
14	242603	9254	11/7/00	800500	2590	920	9	1938	5	21516	Y	N	12540 8TH AV NW
14	619000	0095	6/29/01	408000	2000	780	10	1962	4	11162	N	N	13504 NORTHSIRE RD NW
14	361660	0100	11/15/01	427000	2220	0	10	1952	4	12080	N	N	13058 12TH AV NW
14	619000	0115	8/17/00	439000	2250	1260	10	1962	4	9608	N	N	13559 SHERMAN RD NW
14	761120	0172	9/26/00	470000	2330	0	10	2000	3	8010	N	N	823 NW 120TH ST
14	361960	0007	2/16/01	763000	2540	1060	10	2000	3	9006	Y	N	13009 8TH AV NW
14	092300	0056	1/29/01	495000	2760	0	10	1990	3	7978	N	N	13237 7TH AV NW
14	092300	0014	8/8/00	470000	2760	0	10	1990	3	13517	N	N	13262 8TH AV NW
14	092300	0018	1/29/01	540000	3240	0	10	1990	3	16003	N	N	13249 7TH AV NW

**Vacant Sales Available to Develop the Valuation Model
Area 39**

No vacant land sales available.